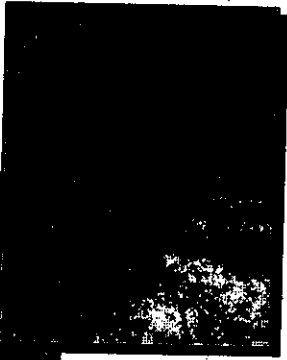
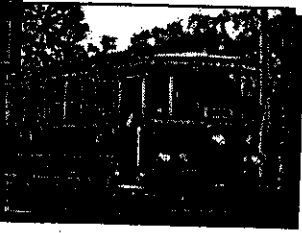
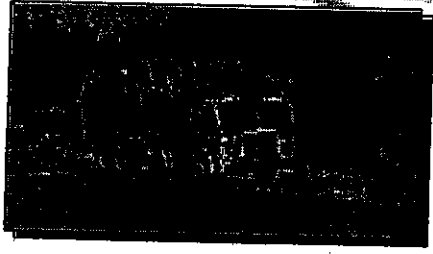
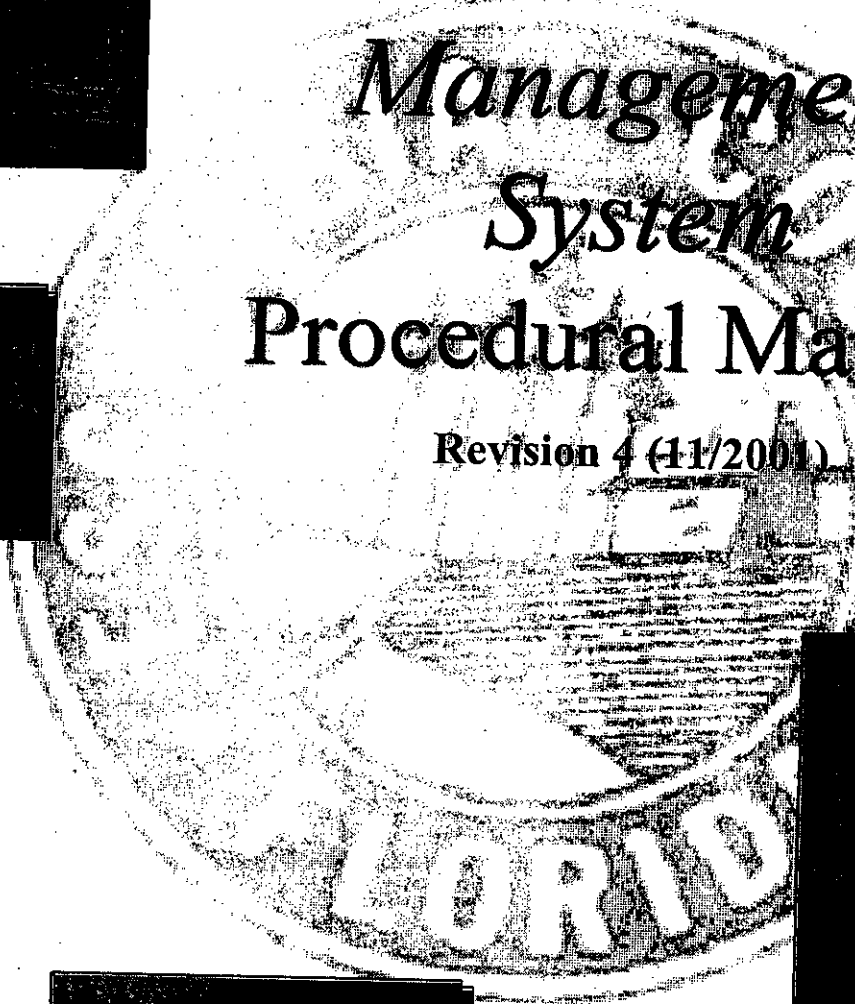


Escambia County *Concurrency Management System* Procedural Manual

Revision 4 (11/2001)



Escambia County Concurrency Management System Manual

- B. **Phased Construction:** The construction of any development project may be phased or staged so as to coincide with the phased or staged construction of infrastructure facilities so that the Levels of Service for such facilities are maintained upon completion of each phase or stage of the development project.

4.3 Capacity Allocation

Capacity allocation is subject to the following provisions as determined by the concurrency review process for a project:

- A. Capacity is allocated upon issuance of a development order for a Preliminary Plat (for a residential subdivision); Site Plan (for non-residential development); and Planned Unit Development (PUD) or Development of Regional Impact (DRI), and remains allocated for a period indicated as follows:

1. **Residential Preliminary Plat:** Capacity will remain allocated for ~~two years from the date of the Preliminary Plat approval~~ two years from the date of the Preliminary Plat approval. This capacity allocation corresponds to the current LDC time requirements of two years preliminary plat approval and two year final plat submittal after construction document approval. ~~Capacity will be released at the end of two years from construction plans have not been submitted.~~
2. **Site Plans:** Capacity will remain allocated for ~~one year~~ one year from the date the DRC issues the Development Order associated with the site plan.
3. **Planned Unit Development/Development of Regional Impact:** Capacity will remain allocated for a period as agreed upon in the ~~development agreement~~ development agreement.

- B. A Development Agreement is required prior to the approval of the Preliminary Plat or Planned Unit Development for all development to be constructed in phases or longer-term projects (defined as requiring a capacity allocation greater than those established in Section 4.3.a. above). A Development Agreement will contain the specifics associated with the allocations of capacity and time periods of concurrency approval. Development agreements will be negotiated on a project-by-project basis by the Director of Growth Management.

4.4 Concurrency Approval Procedures

- A. A determination of concurrency is required as part of the Development Review Committee process. At the time the development project under review has satisfactorily completed the DRC process, and the DRC Route Sheet and revised Plat have been approved and signed off (RED Stamped), the determination for concurrency shall be made and documented accordingly.